150.0	0006	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,200 / 719,200
					USE VALUE:	719,200 / 719,200
					ASSESSED:	719,200 / 719,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARNABY VIRGINIA/ LIFE ESTATE	
Owner 2:		
Owner 3:		
Street 1:	90 GRANDVIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BARNABY VIRGINIA -
Owner 2:	-
Street 1:	20 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 2022 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	238,500	700	480,000	719,200
Total Card	0.138	238,500	700	480,000	719,200
Total Parcel	0.138	238,500	700	480,000	719,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.62 | /Parcel: 355.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 99413

GIS Ref

GIS Ref

Insp Date 06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0006-0002.A

!11780!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,500	700	6,000.	480,000	719,200	719,200	Year End Roll	12/18/2019
2019	101	FV	210,600	700	6,000.	450,000	661,300	661,300	Year End Roll	1/3/2019
2018	101	FV	210,400	700	6,000.	372,000	583,100	583,100	Year End Roll	12/20/2017
2017	101	FV	210,400	700	6,000.	342,000	553,100	553,100	Year End Roll	1/3/2017
2016	101	FV	210,400	700	6,000.	312,000	523,100	523,100	Year End	1/4/2016
2015	101	FV	197,200	800	6,000.	306,000	504,000	504,000	Year End Roll	12/11/2014
2014	101	FV	197,200	800	6,000.	284,400	482,400	482,400	Year End Roll	12/16/2013
2013	101	FV	197,200	800	6,000.	270,600	468,600	468,600		12/13/2012

PRINT

Date	Time
12/11/20	01:54:57

LAST REV

Date	Time
06/18/18	11:30:27
mmcmakin	
11780	

USER DEFINED

Prior Id # 1:	99413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARNABY VIRGINI	66704-384		1/21/2016	Convenience	1	No	No		
WEDGE VIRGINIA	66704-381		1/21/2016	Convenience	1	No	No		
BARNABY VIRGINI	54691-590		5/17/2010	Convenience	1	No	No		
BARNABY ADOLPHE	44937-293		4/4/2005	Family	1	No	No		
	7915-387		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2002	620	Re-Roof	2,300	C				
4/15/2002	308	New Wind	10,000	C				2 FRONT WINDOWS/FR

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	TTL REFUSAL	HS	Hanne S
11/4/2008	Meas/Inspect	163	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
7/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	72510
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324043
Depreciation:	85547
Depreciated Total:	238495

COMMENTS

OF=TOILET IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

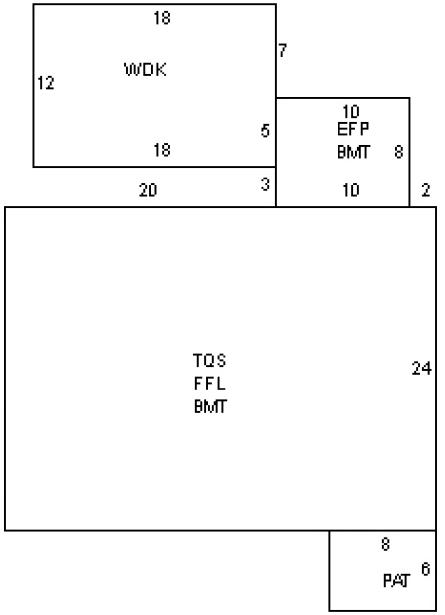
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.03
Special Features:	0	Val/Su Net:	94.05
Final Total:	238500	Val/Su SzAd	177.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	848	64.310	54,536
FFL	First Floor	768	141.030	108,314
TQS	3/4 Story	576	141.030	81,236
WDK	Deck	216	10.580	2,284
EFP	Enclos Porch	80	60.950	4,876
PAT	Patio	48	5.970	287

Net Sketched Area:	2,536			Total:	251,533
Size Ad	1344	Gross Are	2728	FinArea	2022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0006-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X22	A	AV	1995	3.95	T	19.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700